Demand Exceed Sales Last Year

Business by Them So Far
This Year Than Similar
Period in 1919 and 1920

The Sociates Report Greater

This Year Than Similar

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The Beaumere Realty

Company and other owners. That these lots are in demand is evidenced from the numerous inquiries regarding them already received

The lots are on Oriental and Shore Realty Report Repo Associates Report Greater

Frank Fox, third vice-president of the Realty Associates, reports the sale of more property in the first half of the current year than in a similar period of last year or the year 1919. Mr. Fox, who as the covertor of the Lorg Isl. of last year or the year 1919. Mr. Fox, who, as the creator of the Long is months, yesterday said:

The common impression seems to that the real estate market to-day is more than the creater of the Long issuance, as six months, yesterday said:

1920. That this opinion is somewhere the first six months of the years 19
1920. That this opinion is somewhereneous is evinced by the fact the we actually sold in Brooklyn in the last six months more property than we sold in the first six months of the year 1919-1920. During the last six months also of real exists owned have months. sales of real estate owned by us aggregated \$2,259,000 and included forty-sprivate houses, six apartment house

wall paper building, with a frontage of 136 feet on Flatbush Avenue. This property, which was valued at about \$700,000, was sold to the Shubert eatrical Company, occupants of the

theater.

"Another parcel of business property.
42 Flatbush Avenue, was purchased by
Berk Bros., tailors. This is a fourstory building, 24x60, located between
Fulton and Livingston streets, and is

Berk Bros., tailors. This is a fourstory building, 24x60, located between
Fulton and Livingston streets, and is
a part of the department store formerly occupied by Journeay & Burnham.

Sales of Apartments

"Three five-story, double, steam
heated apartments were sold last
month, at 333-337 State Street, in the
downtown section. These buildings,
which had been owned by us for years,
were purchased by an investor. We
also sold the three single apartments
were purchased by an investor. We
also sold the three single apartments
Avenue, on the Park Slope.

"At Brighton by the Scan in the vi
"At Brighton by the geat amusement resort Coney Island has become, and
Beach baths. This was followed by the owner of the old Manhattan Beach and bathing beach colony.

"And improvement of the old Manhattan Beach and baths, This was followed by the visualized a Manhattan Beach and baths, This was followed by the visualized a Manhattan Beach and become, and Beach baths. This was followed by the completion of the costly development work started by Mr. Corbin and the sale of a large number of building sites to those who since have erected by Mr. Corbin, and improvement of the old Manhattan Beach and baths, This was followed by the completion of the costly development work started by Mr. Corbin and improvement of the old Manhattan Beach and baths, This was followed by the co

Avenue, on the Park Slope.

"At Brighton-by-the-Sea, in the vicinity of Ocean Parkway, we built and sold eighteen one-family frame cottages; also sold 173 lots, recently de-House for Doctors' Offices.

Wadison Avenue. Corner Flats, in St. Nicholas Ave. rages; also sold 1/3 lots, recently developed by us, near the Parkway Baths.

'New building operations are involved in several other parcels of vacant property we disposed of: Eight two-family, semi-detached houses are being built on the block front on the west side of Twelfth Avenue, between Fifty-second and Fifty-third streets.

Avenue. The tenant, Samuel Bloom, bought the one-story store building 30x 70 on the south side of Livingston Street, opposite Hanover Place, adjoining Keeney's Theater, and valued at \$70,000.

"We bought plots with old buildings on the east side of Hanover Place and the north side of Livingston Street, owned by the Berry estate for years. This property involves about \$300,000. Since then we have resold 295 Livingston Street to the Scranton & Lehigh Coal Company, for whom we are now erecting a new office building; 285 Livingston Street to M. Mesard, furrier, for his occupancy, and 287-9 Livingston Street to builders, who will erect three-story business buildings.

"Two other parcels we purchased are 93 St. Felix Street, opposite the Academy of Music, and the plot 50.8x100 on the west side of Jerome Avenue, 120 feet south of West 169th Street the Houses And PLOTS.

Brooklyn

ARCADIA BUNGALOWS
Sheepshead Bay, seven months, April to November, 4x50, four rooms; four rooms; furnished; bright and servened porches; August, and the north side of Livingston Street to the Scranton & Lehigh Coal Company, for whom we are now site of Lehigh Coal Company, for whom we are now extended from the south of the plot sold of the plo

the west side of Jerome Avenue, 120 feet south of West 169th Street, the Bronx.

"From our experience we believe the real estate market will be very active all during the balance of the current year."

Confidence in Owners Destroyed by Trickster

Sent Father Knick 'N. G.' Check bath for Taxes and Got Receipt; Incident Caused Change

Pather Knickerbocker was a trustful old fellow until one day he discovered that one of his property owners was a trustful for the first owners and bath, on plot 30x10e.

able terms.

EDGEWORTH SMITH, Inc. Sole Agents,
1 W. 34th St. Kew Gardens,
Fitzroy, 5259. Richmond Hill 1713.

that one of his property owners was abusing his trust. It was customary with him to regard a man's check as if it was his bond in paying his taxes.

An operator, who is still active and bears the reputation of taking advantage of the oversight of others, was selling a parcel of realty. He had not paid taxes for two or three seasons, which would have had an adverse influence on the sale. Days before title to the property was to pass he sent his check to the city for the back taxes and received a receipt, which he displayed to the buyer when the question of liens came up for discussion.

Several weeks after the property had passed from the old owner the city authorities discovered the check accepted in payment for taxes was no good, that the bank on which it was drawn would not recognize it for the amount marked on its face. Father Knickerbocker became very vexed, brought the schemer to account and immediately withdrew the trust he had placed in the property owners of his city. He ordered that from then on a check offered in payment for taxes must be certified or it would not be accepted. So that woul account and immediately withdrew trust he had placed in the propty owners of his city. He ordered at from then on a check offered in yment for taxes must be certified it would not be accepted. So that at the beginning of certified paper in wling your taxes to New York City.

New Tenants for Dwellings

Pease & Elliman leased for the

New Tenants for Dwellings
Pease & Elliman leased for the
Parton Realty Company to Mrs. S.
Schroeder the four story dwelling, 103
West Seventy-third Street.
The Real Estate Management Company leased the dwelling, 243 West
100th Street, for Mrs. G. Z. Taintor to
Mrs. Ida Enstein.

To Prospective Builders of a Home

Investor Buys Row of 4:
Newark Dwelling Houses

Houses Bought on John Street;
Adds to Site for Motor
Show Rooms

The Winslow Schoonmaker Estate soid the two-story Building at 120 to 134 Orange Street, Newark, 90265, with a neven-foot outlet on Burne Street, Newark, 90265, with a neven-foot outlet on Burne Street, Newark, N. J., through Louis Schlash Christine Leviero and Mary Feminella.

S., Gurian. Other lots were sold to Newark Dwelling Houses

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Newark Dwelling Houses BrooklynRealty Manhattan Beach Lot Owners Offer Chance

OCEAN AVE. THE GATE WAY TO MANHATTAN BEACH



ONE of the ATTRACTIVE HOMES at MANHATTAN BEACH

Take Business Space In Central and Other

Broadway to the Hon Young Company for twenty-one years.

J. Arthur Fischer leased the store

Many Buy Brooklyn Nome Fittes

William E. Harmon & Co., Inc., report sales on their East Flatbush property, in the 22d Ward of Brooklyn of Br

113 West Twenty-third Street to J. W. Slutsky, haberdasher, for ten years, and an upstairs store at 429 Sixth Ave-

House for Doctors' Offices

Property at 68th Street Being Altered by Corporation of Physicians

S300,000 Leaned on Majestic Flats, in St. Nicholas Ave. Charles B. Van Valen, Inc., obtained for the Natine! Corporation a loan of \$300,000 on the eight-story Majestic apartments, 680 to 684 St. Nicholas Drs. John Wyckoff and Joseph E. Con-

Topicity and topicity and ispaced of a light two-family, semi-detached houses are being built on the block front on the block f

Avenue X, West Ninth to West Thirtenth streets, containing 200 lots, eighty of which have been sold. Many of the purchasers have built homes.

Gas Company Buys Acreage

"The Brooklyn Borough Gas Company purchased from us a parcel of five acres adjoining their plant on Coney Island Creek; while another vacant parcel sold by us was a plot of six lots at the corner of Jamaica and Van Wyck avenues, Richmond Hill.

Three stores and flats at 913-919 Fourth Avenue, South Brooklyn, were sold to individual investors.

"Many of our operations have been with the 102d Infantry.

Lease Westchester Estates Prince & Ripley leased for Charles Heming his property on Heathcote Road, Scarsdale, consisting of a large brick house and five acres, to Adolph heming his property on Heathcote Road, Scarsdale, consisting of a large brick house and five acres, to Adolph heming his property on Heathcote Road, Scarsdale, consisting of a large brick house and five acres, to Adolph heming his property on Heathcote Road, Scarsdale, consisting of a large brick house and five acres, to Adolph heming his property on Heathcote Road, Scarsdale, consisting of a large brick house and five acres, to Adolph heming his property on Heathcote Road, Scarsdale, consisting of a large brick house and five acres, to Adolph heming his property on Heathcote Road, Scarsdale, consisting of a large brick house and five acres, to Adolph heming his property on Heathcote Road, Scarsdale, consisting of a large brick house and five acres, to Adolph heming his property on Heathcote Road, Scarsdale, consisting of a large brick house and five acres, to Adolph heming his property on Heathcote Road, Scarsdale, consisting of a large brick house and five acres, to Adolph heming his property on Heathcote Road, Scarsdale, consisting of a large brick house and five acres, to Adolph heming his property on Heathcote Road, Scarsdale, consisting of a large brick house and five acres, to Adolph heming his property on Heathcote Road, Scarsdale, consisting of a large brick house and fiv

Newark, N. J., through Louis Schlasinger, Inc.

The same brokers sold in Kearney a row of four dwellings, at 602 John Street, to an investor for Mrs. Hannah E. Mackay, of Rockville Center.

The vacant plot at 79-36 Elizabeth Avenue, Newark, has been purchased by Morris Horowitz from Park Commissioner Edward W. Jackson and Percy Jackson. The new owner recently purchased the plot adjoining on the North, 71-77 Elizabeth Avenue, on which he roll with the special plans to error to show roun for the sale.

Another Movie and Store

Sections of the City

Pease & Elliman leased offices at 19
West Forty-fourth Street to John

Avenue and 1636 Street, 28 and 1636 street, 28 as ite was recently acquired from the Johnson estate. The theater will have a seating capacity of 1,800 and is estimated to cost about \$175,000. The store building will be of the two-story type, similar to the improvment the same interests are making on the operate block from

In Long Island Realty

Buys Barnett House at Kensington; Sites for Theater and

Homes Bought
Thomas O'Connell sold the Barnett house at Kensington, L. L. which has been held at \$40,000, to A. J. Campbell, of Cincinnati. O. The same broker sold the Larkin house at Plandome, L. L. which has been held at \$20,000, to J. F. Gibbons, of this city.

The Rockaway Park Realty Company and for Josephine Leipold her property on Beach 116th Street, running through to Beach 117th Street, comparising twelve lots, to Alexander Cohen and Homes Bought

The lots are in an improved Nine-Story Carlton Being Made

Costly Hotel in Paterson

Cincinnati Man Invests will erect a 200-room hotel at Market and Church streets, to coat \$1,239,000.

The incorporators include Jacob Fa-

At Price of Your Own

50 Minutes Express Service-48 Trains Daily.

Summer or all year Homes.



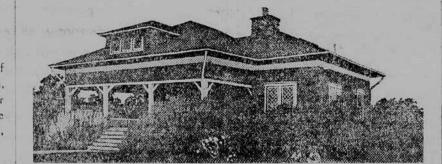
WATERFRONT PROPERTY



LUCUS POINT, SOUND BEACH ALL WATERFRONT PLOT AND COTTAGES

BUNGALOW Near the WATER

No. 3—One and a half story, with living room, dining room, kitchen, four bedrooms and bath; large porch, fine ornamental trees, shrubbery, etc.



Garage for one car. Within 100 feet of the water, and about 10 minutes' walk to

Price \$12,000

Also two plots 75x150 feet for sale at \$2,500 each; right of way to shore.

Greenwich, Gonn.

No. 27 STUCCO REST.
DENCE, 10 rooms, 2

No. 29 baths, garage Protis place PRICE \$18,000 PRICE \$18,000 place PRICE \$18,000 plac

No. 30 -ESTATE OF 714 ACRES new colonial house, 14 rodains 4 baths, garage PRICE \$75,000 Price \$75,0

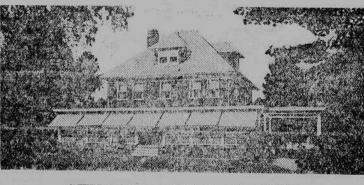
No. 41 COLONIAL HOUSE.

No. 106 - SMALL PARM

HE KENTAL \$1,000

PRICE \$20,000

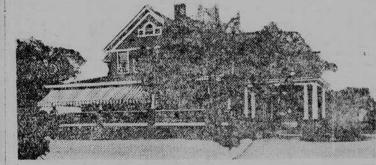
No. 24-COLONIAL HOUSE,



ATTRACTIVE ALL YEAR HOME



Two-and-a-half-story modern dwelling, with 10 rooms, 2 baths, with porte-cochere, garage and stable buildings. One acre of ground shade trees, shrubbery, etc. Within 5 minutes' walk of the Sound, minutes' motor ride to station. Price \$20,000. Terms.



COLONIAL DWELLING

Office Near Shore

HARRY C. FROST Tel. 165 Sound Beach, Conn.

FARMS FOR SALE

\$400 CASH BUYS HUNTERDON

COUNTY FARM NEAR N. Y. C.

\$1,000 BUYS EQUIPPED FARM

grapes and berries, beautifully shaded to foom house, cement cellar, wide piazans barn, chicken houses, wagen house and corn crib, tool house, etc. all in fine re pair. Quick buyer gets everything at low price, \$4,000, \$1,000 cash with easy terms on balance. Fully described page 20 free cat of 100 NEW JERSEY FARM BAR (GAINS, Call or write for free copy. NEW JERSEY FARM AGENCY 154 J Nassat St. N. Y. C.

NEW JERSEY REAL ESTATE

THE BEST IN LAKEWOOD

Horse, pigs, chickens, wagons, a machinery and growing crops i with this fertile farm of 15 acres farming district, near bay and occabeautiful town, schools, stores, etc. pear, beach, plum, therry orchargrapes and berries, beautifully shargoom hause, cereat, called

NEW JERSEY REAL ESTATE

SPLENDID BARGAIN

A Servantless Suburban Home

NEW JERSEY REAL ESTATE

FOR SALE \$25,000 Hilliside residence. 11

\$40,000 Attractive readence, built selection of the selec

F. M. CRAWLEY & BROS. pair

MONTCLAIR, N. J.

MONTCLAIR_

MURDOCH COMPANY

DO YOU PAY TAXES

Real Estate Brokers. Lackawanna Station. Summit, N. J.

SMOCK AGENCY INC. SIMMIT, N. J.

Artistic Modern Stucco Home
Six minutes' walk from the station, 8 rooms, 3 baths, steam heat, open fire, basement laundry, solarium, oak floors, choice fixtures and trim; 2-car garage, splendid corner lot; owner will sacrifice.

T. N. COOKE, OFFICE OPEN SUNDAYS NEW JERSEY REAL ESTATE

MONTCLAIR Unusual Offering

No. 110 Homeste

Mrs. Ida Epstein.

Duff & Conger, Inc., leased the dwelling at 103 East Ninety-first Street to Howard E. White.

Duff & Wart To Buy to home now or later in Westchester Countries we will appreciate knowing your requirements. Ashorth & Co., 301 for Ave.

SW GARDENS.

DUSES AND PLOTS.

Owned and controlled by the KEW GARDENS CORPORATION. The soundest values in high-class residential Hilling plots, facing Forest Park (600 acre city Park), have just come on the market.

A GAME PRESERVE

A GAME PRESERVE

600 ACRES

Including 70 Acre Frivate Lake, heavy timber, excellent hunting and fishing: 1,700 feet elevation; earn Mohawk trail, worth \$30,000. Will sell or exchange for Long Island Shore Front Property, Owner market, narket. can be seen at No. 1 West 34th Street Room 708, until Monday 8 p. m., Sunday Included.

Pine Rest Cottage, at Stylesville, N. Y.
R. R. Station, Deposit, N. Y. on Erie, five
rooms and bath fine water, electricity,
completely furnished fireplace, coaf range,
oil copper boat, plane, everything needed,
fine base and trout fishing; all kinds of
fresh vegetables at door; price \$2,200. Address B. R. Kinney, P. O. Box 868, phone
2783. Binghampton, N. Y.

FOR AUGUST, large living room, 3 win-

PARK RIDGE N. J.

To make the sale quickly, we offer for \$7,500 seven-roore house, with unfinished attic. The price and terms are not open to dicker, because here is a barrain that cannot be duplicated for anywhere near the price. An all-the-year home, in wonderful high country, among fine surrounding homes: reception hall, living room bearned celling diming-from, flower concrete cellar, screened porch, storm windows, steam heat (Moline system) deep artesian well, electric pump, electricity hardwood floors throughout, plot looklad feet, fifteen minutes' walk from station in Park Ridge, N. J., 25 miles on Erice express service one hour. Fine schools, thurches and stores, Price \$1,500. Mortages service one hour. Fine schools, thurches and stores, Price \$1,500. Mortages service one hour. Fine schools, thurches and stores, Price \$1,500. Mortages \$1,200. Taxes \$100. Cash required \$2,500. Possession to be agreed on, This house is nine years old, was hult as a home and not by speculative builder and econstructed of the finest materials and constructed of the finest materials a

N. J. Phone 4828 DELEVIL.

IDEAL HOMES.

Several new besuses, 30 minutes from Hudson Terminal, in beautiful restricted section, 8 and 7 rooms, every improvement, near station; large plots, 88,300 to \$10,000.

Casy terms. Quick action necessary. FRANK MILLER, 13 Park Row. Barticlay \$685.

LEXINGTON AV. 231 (34th)—Three-room apartment: 4 and 5-room apartment: 2 baths (may be arranged as duplex apartment; everything light; elevator; reasonable.

BOONTON-MOUNTAIN LAKES
Homes Within the Hour.
Prices from \$5,000 to \$55,000.
On the Lackawanna Raffrond.
CLARENCE A TAYLOR.
Boonton, New Jergey.
Phones Boonton 178-W and 458. FOR SALE AND TO RENT

Suburban homes within the hour Prices from \$4,500 to \$50,000. On the Lackawannn Railroad CLARENCE A. TAYLOR, BOONTON, N. J. Phone Boonton 178-W and 458

MUST SELL 8-room house, at once large sun porch, open fireplace, all latest city toprovements, garage; corner lot, 60x100; concrete road way, select neighborhood.

14. Prulsen, builder, 500 West 5th av. Roselle, N. J.

RIDGEWOOD-PARAMUS, 6 rooms, \$50, and 30 acres. Ackerman, 187 Greenwich at 30 acres.

CASH WANTED—An opportunity to secure artistic ideal commuter's modern home, 4 rooms, bath, spring water, large porches, 25 miles to New York; act quickly; bargain. P. O. Box 124, Towaco, N. J. TENAPLY Old Colonial Stone Hous

Photographs. HOVER, 212 Broadway, N.Y. Connecticut

WOODMONT INN, Woodmont, Conn. An ideal location on the Sound, between Millord and New Haven, with a green hill background to a perfect bathing beach; beautifully appointed rooms; excellent cuisine; weekly, \$25 up. TO LET FOR BUSINESS PURPOSES DOCTOR'S OFFICE for rent; telephone and door service. 394 W. 78th. Schuyler 4315.

APARTMENTS TO LET-FURNISHED Manhattan

Three-Acre Estate
Modern 13-room dwelling, 3 hard
mprovements; beautiful lawn, larg-15TH ST., 482-7-room apartment, modern improvements, janitor service; about deminate walk from Prospect Park. South for the control of the co

EUGENE JOBS-HF BECK CO. SIX comfortably furnished rooms, desirable location, Roseville section, 2 blocks Lackawanna station; 350 monthly; August 1 to November 1; references, Phone Branch Brook 1110, L 504, Tribune. Real Estate Brokers, Lackawanna Station, Summit, N. J.

H. S. CONNOLLY & CO.

commutants service to N. Y. City WORTH INVESTIGATING NOW Blackwell, Sherman Sa. Hotel, The Broadway, N. Y. C. Tel, \$499 Cold

MONTCLAIR \$18,500 ...

North Jersey Title Insurance Co., HACKENSACK, N. J.

MONTCLAIR FM Crawley & Bros